Single Family Zoning and Tree Regulations

Community Workshop

November 18, 2015

Agenda

1. Welcome and Introduction

2. Overview of City's Proposed Updates to Regulations

3. Objectives for The Workshop

4. Discussion Questions

5. Breakout: Small-table Discussions

6. Reporting Out

7. Next Steps

What Regulations are being updated?

- Floor Area/Building Setback Standards

- Residential Parking Regulations

- Tree Removal

- Secondary Dwelling Units

- Single Family Residential Design Review Process

Why modify these Regulations?

- Need to correct problems and better meet needs of community – Council priority!

- Current regulations are cumbersome and overly restrictive; they also do not address impacts on the neighborhood.

- Review criteria are subjective – no clear rules

- Tree Ordinance is too broad & expensive to comply with; also promotes non-native invasive trees

City Goals for Updates

- Establish a fair, objective, and predictable process

- Expand oversight of projects and ensure adequate design and technical review, with citizen input

- Facilitate improvements to aging housing stock to meet the needs of growing families who want to stay here

- Ensure homes have sufficient parking

- Comply with mandatory State requirements (2nd units)

- Establish standards for review of tree permits and provide greater protection for healthy, native trees

Discussion Question: Single Family House Size

- Should the City increase the maximum allowable house size, up to say 5,000 sq. ft., which is considerably less than neighboring communities that do have a floor area maximum (most do not)?

- Should adjustments to this maximum be made downward based on lot size and slope?

- Alternately, should a sliding scale be considered where the maximum allowable house size is different for lots larger than 10,000 sq. ft. or 20,000 sq. ft.?

Discussion Question: House Design and "Fit"

- Should there be additional standards for larger homes with tall walls and vaulted roofs, for example, and additions, particularly on the second floor, to prevent homes from looking too bulky?

- Should some standards be relaxed to allow for limited projections into yards and continuation of existing nonconforming setbacks?

Discussion Question: Parking

- What can the City do to make sure there is adequate parking?

  – Allow for carports to meet the requirement of a "covered" space?

  – Adjust the parking requirements so they are based on the number of bedrooms and on the number of cars most people usually own?

- Do these ideas make sense?

- What else should be done?

Discussion Question: Trees

- How can the City provide better protection for its most valuable trees – its native, healthy, safe, and large diameter trees?

- Should the list of protected trees be limited to Heritage Trees and Large Diameter Trees?

- Should the City have standards that make it easier to remove non-native, invasive trees, dead and dying trees, trees that are fire hazards, and trees that are unsafe?

- What else should be done?

Discussion Question: Second Units

- In order to comply with State law, Conditional Use Permits will only be required if the lot is less than 5,000 square feet in size.

- Do you support reducing the maximum size of a second unit (from today's limit of 1,200 sq. ft. to 1,000 sq. ft.) but allowing it to be a larger percentage of the existing home (up to say 40%)?

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Discussion Question: Design Review Process

- Should a "tiering" system be created, allowing small scale, ground-floor projects to be reviewed at the staff level (Tier 1) but require notice & Zoning Administrator review for larger ground floor additions and small upper-floor additions (Tier 2), & Planning Commission review of new homes and larger additions (Tier 3)?

- Do you support this tiering concept?

- Are there ways you would refine it to make it more fair?

Ground Rules for Small Groups

- Speak one at a time

- Listen for understanding

- Suspend snap judgments

- Stay on the timeline, keep comments concise, avoid repetition – We have 60 minutes (10 per question)

- Each member of the group is equal, all comments matter – One person reports out – 45 minutes for this

PARTICIPATE!